

January 2, 2015

Ameren Services Company
Springfield, Illinois

VALUATION SUMMARY – SAMPLE REPORT

This Valuation Summary represents an Appraisal Report as set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). The purpose of this valuation is to express our opinion of the fair cash market value of the fee simple estate in the real property in its before and after condition to provide an estimate of just compensation for a proposed utility easement. Our opinion of value is intended to assist Ameren Services Company (“Ameren”) in its negotiations related to the River to Quincy Transmission Line Project.

CLIENT (Intended User): Ameren Services Company **PARCEL NAME (Owner):** John and Jane Doe

INTENDED USE: In conjunction with the acquisition of **PARCEL NO.:** 001
easements for the above referenced transmission
line project.

PROJECT NO.: 32359 (Illinois Rivers)

Owner’s Name and Address: John and Jane Doe, 10 Doe Lane, Quincy, IL 62305

Property Identification: (PIN) 10-0-0000-000-00

Address (Location): North line of N 2150th Avenue, west of E 2600th Street

City, State Zip: Camp Point, IL 62320

Legal Description: 40.0 acres out of Section 18, Township 1 North, Range 5 West, Adams County, Illinois

Summary of Site: The property consists of level cropland. The property is approximately 100% tillable with an average crop productivity index of 137.3 on the tillable acreage. The property is situated in Zone X of the flood plain, an area determined to be outside the 0.2% annual chance flood. The area is rural in nature.

Summary of Improvements: The property is being appraised as effectively vacant land with no improvements. There are no improvements on the subject property.

Inspection Date (Effective Date of the Appraisal): 1/1/2015

Date of Report: 1/2/2015

Real Property Rights Appraised: Fee Simple Estate and Easement

Present Use of Whole: Vacant Land – Agricultural

Use Reflected in Appraisal: Land Only – Agricultural

Present Use of Easement Area: Vacant Land – Agricultural

Zoning: N/A

Highest and Best Use: (Before) Agricultural
(After) Agricultural

Land Area of Whole Property Including Easement (Before): 40.000 acres **Area of Easement:** 5.000 acres
Land Area of Whole Property Excluding Easement (After): 35.000 acres

Definitions:

- *Fair cash market value* is defined as “the price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell.” (Ill. Pattern Jury Instr. – Civ. IPI 300.81)
- *Just compensation* is defined as “the fair cash market value of the property at its highest and best use.” (Ill. Pattern Jury Instr. – Civ. IPI 300.80)
- *Easement* is defined as “the right to use the property of another for a particular purpose.” (Ill. Pattern Jury Instr. – Civ. IPI 300.87)

Scope of the Appraisal: This appraisal assignment is intended to comply with USPAP and the eminent domain laws of Illinois. At the request of the client, the subject site inspection has been limited to a viewing of the property from the public right-of-way and an analysis of local public records and available aerial and topographic mapping. As a result, the appraiser has had no contact or interview with the property owner, nor has an on-site inspection been performed. Therefore, this valuation is subject to the “extraordinary assumption” that all improvements and site conditions associated with the subject property are as reported in the public records, maps, and are visible from the public right-of-way. *Extraordinary assumption* is defined by USPAP as “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” Other pertinent information regarding the subject property has been gathered such as soil and flood maps. We have not considered any restrictions that may exist prohibiting agricultural use, such as CRP contracts.

The estimated physical effects on the subject property in the after condition were based on the scope and character of the proposed easement as shown in the acquisition exhibit provided by the client and attached to this appraisal. The client has requested the appraiser to use the basic assumption that structures will be placed at 700-foot intervals and that each structure will have a 10-foot diameter. We do not know the exact number, locations, or size of the transmission towers that will be situated on the property.

The valuation methodology employed was generally limited to the sales comparison approach due to the relative inapplicability of the cost and income approaches. The cost and income approaches are not typically utilized in the valuation of vacant land similar to the subject. The “before and after” technique has been used in order to estimate compensation. This technique involves a hypothetical condition in both the before and after scenarios. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations. *Hypothetical Condition* is defined by USPAP as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” The use of extraordinary assumptions and hypothetical conditions might have affected the assignment results. Data was compiled from various sources, including, but not limited to, the County Assessor, multiple listing services, and local real estate professionals. Our opinion of highest and best use is based on characteristics of the subject property, surrounding land uses, and the four criteria the highest and best use must meet (legal permissibility, physical possibility, financial feasibility, and maximum productivity). At the client’s request, we have not confirmed the details regarding any sales of subject properties along the proposed Ameren transmission line route with the buyer or seller involved. We have relied on the information available in the public records regarding these sales.

Additional Scope of Work Comments:

The subject is vacant land or is being appraised as effectively vacant land with no improvements. If there are improvements, an analysis of the project impact on the improvements will be examined. If the improvements are not adversely affected by the proposed partial acquisition, then there is no need to estimate the improvements’ contributory value. In this case, if there are improvements, they are not impacted by the project and have not been appraised.

We were not provided with detailed information regarding any existing easements that may be located on the subject whole property. In the event there are existing pipeline, transmission line, or other easements located on the subject, no discount has been applied in the before scenario for the existence of easements. We have not included any crop or pasture replacement costs as these items will be addressed by the client if necessary. This appraisal does not include or consider any mineral interests.

It is assumed that any minor improvements, such as fencing, roads, or personal property items that are impacted by the proposed acquisition will be restored or replaced to equal or better condition as before. Accordingly we have not included any compensation for their replacement.

Ownership Information: The limited title certificate provided by the client indicates the owners of the subject property are John and Jane Doe. The survey exhibit, deed of record provided by the client, and Adams County tax records indicate the same. We have based the ownership of the subject property on the above information.

Source Area Calculations: The size and shape of the partial acquisition are based on the survey exhibit provided by the client. The size and shape of the subject whole property are based on the deed of record, Adams County tax records, and the Adams County GIS website, which indicate a size of 40.000 acres.

According to USPAP Standards Rule 1-5(b), an appraiser must consider and analyze any sales of the appraised real property that have occurred within the prior three years. There have been no sales of the subject property within the last three years.

The following is a summary of the sales and listings considered in the analysis for this property.

Comparable	Sale Date	County	Location	Land Area (Acres)	Unit Price (\$/Acre)	Crop Productivity Index (On Tillable)	Percent Tillable	Zoning
14500	8/1/2014	ADAMS	Northwest corner of N 2150th Avenue and E 2700th Street	40.000	\$10,250	140.1	100%	None
14502	9/1/2014	ADAMS	North line of N 2500th Avenue, east of County Road 2700E	35.000	\$10,000	139.0	100%	None
14504	10/1/2014	ADAMS	North line of N 2500th Avenue, east of County Road 2300E	45.000	\$10,000	138.2	98%	None
14506	11/1/2014	ADAMS	West line of E 1850th Street, south of N 2200th Avenue	50.000	\$9,750	136.1	99%	None
14508	12/1/2014	ADAMS	South line of N 2050th Avenue, east of E 2400th Street	40.000	\$10,000	137.0	100%	None
SUBJECT	N/A	ADAMS	North line of N 2150th Avenue, west of E 2600th Street	40.000	\$10,000	137.3	100%	None

In estimating a unit value for the subject property in its entirety, we considered the following:

- The soil quality of a property and the percentage of tillable acres are two significant factors that affect property values in the subject market. Generally, a higher percentage of tillable acres on a property corresponds to a higher value. Also, the higher the crop productivity index (for the tillable acreage), the higher the value. The percent tillable and average crop productivity index for each of the comparable sales in relation to the subject property can be seen in the land sales summary above.

Other factors considered regarding the market data in relation to the subject property include conditions of sale, market conditions, location, size, and physical characteristics. Physical characteristics include such things as: topography, shape, flood hazards, access, etc. Other characteristics include such things as improvements, zoning/restrictions, and any other factors that may have influenced the sales prices.

- The location of the proposed easement along the subject property. We do not know the exact number, locations, or size of the transmission towers that will be situated on the property.
- The impact of the easement on the subsurface, surface, and air right estates for the property.
- The potential impact the proposed easement may have on the market value and utilization of the subject property. We have completed electric transmission line impact studies to aid in the analysis of the remainder property. These impact studies have been retained in the appraiser's work file.

The quality and quantity of market data is adequate to arrive at a reliable value conclusion. We have relied solely on the sales comparison approach to value. Based on the analysis as outlined above, a unit value of \$10,000 per acre is concluded as reasonable for the subject property. There is no diminution in value to the remainder land outside the easement strip. The concluded fair cash market values for the subject property are outlined as follows:

**Fair Cash Market Value
Before Imposition of the Easement**

- | | | | |
|----|--|----|---------|
| 1) | Estimated Fair Cash Market Value of Entire Property
Before Imposition of the Easement | | |
| | 40.000 acres @ \$10,000 per acre | \$ | 400,000 |
| | | | |
| 2) | Estimated Fair Cash Market Value of the Easement Strip
Before Imposition of the Easement | | |
| | 5.000 acres @ \$10,000 per acre | \$ | 50,000 |
| | | | |
| 3) | Fair Cash Market Value of the Property Outside the Easement Strip
Before Imposition of the Easement | | |
| | 35.000 acres @ \$10,000 per acre | \$ | 350,000 |

**Fair Cash Market Value of the Easement Strip
After Imposition of the Easement**

- | | | | |
|----|--|----|--------|
| 4) | Fair Cash Market Value of the Easement Strip
After the Imposition of the Easement | | |
| | 5.000 acres @ \$1,000 per acre | \$ | 5,000 |
| | | | |
| 5) | Diminution in Fair Cash Market Value of the Easement Strip
After Imposition of the Easement (90% Reduction in the Value of the Easement Strip Land) | \$ | 45,000 |

**Fair Cash Market Value of the Property Outside the Easement Strip
After Imposition of the Easement**

- | | | | |
|----|---|----|---------|
| 6) | Fair Cash Market Value of the Property Outside the Easement Strip
After the Imposition of the Easement | | |
| | 35.000 acres @ \$10,000 per acre | \$ | 350,000 |
| | | | |
| 7) | Diminution in Fair Cash Market Value Outside the Easement Strip
Due to the Imposition of the Easement | | |
| | 0.000 acres @ \$0 per acre | \$ | 0 |

Total Compensation Due to Imposition of the Easement	\$ 45,000
(Sum of Lines 5 and 7)	

The above compensation includes a 90% reduction in value of the entire easement strip. If transmission structures are placed on the property, an additional 10% reduction in value will be added for the areas occupied by the physical towers (100% total).

No third party shall have the right of reliance on this report, and neither receipt nor possession of this report by any third party shall create any express or implied third-party beneficiary rights.

Additional information regarding the subject property and this appraisal has been retained in the appraiser's work file.

CERTIFICATE OF APPRAISER

I certify that, to the best of my knowledge and belief,

- The statements of fact contained in this report are true and correct. I have not knowingly misrepresented any facts or information that would have an impact on my opinions or conclusions.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and represent my impartial and unbiased professional analyses, opinions, and conclusions.
- I personally have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- My engagement in or compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value, a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have performed appraisal services regarding the property that is the subject of this report one time within the three-year period immediately preceding acceptance of this assignment.
- Carlo S. Forni, MAI has completed a limited inspection of the real property that is the subject of this report from the public right of way.
- No one provided significant real property appraisal assistance to the person signing this certification. The appraiser received assistance with the gathering of pertinent property and market data and clerical assistance with the report. According to USPAP, these tasks are not considered significant appraisal assistance.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Carlo S. Forni, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

The total compensation as a result of the partial acquisition which is the subject of this appraisal report was valued, as of January 1, 2015 as follows:

\$45,000

Carlo S. Forni, MAI
State Certified General RE Appraiser
Certificate No. 553.001958

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- That the date of value to which the opinions expressed in this report apply is set forth on the first page of this report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
- That no opinions are intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in this report.
- That no opinion as to title is rendered. Name of ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable and no encroachment or real property improvement is assumed to exist.
- That any maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within this report. They should not be considered as surveys or relied upon for any other purpose.
- That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.
- The property is appraised as though free and clear, under responsible ownership, and competent management. All existing liens and encumbrances have been disregarded.
- Unless otherwise stated herein, all of the improvements previously described were considered operational and in good condition.
- Unless stated otherwise in this report, no presence of hazardous materials on or in the property was observed by the appraiser. The appraiser has no information on the existence of such materials and is not qualified to detect same. The presence of such materials on or in the property could affect the appraiser's opinion of market value. However, the value estimate stated herein is based on the assumption that no hazardous materials are present on or in the property, and the appraiser accepts no responsibility for determining such condition. The client is urged to retain an expert in this field if there is any question as to the existence of hazardous material.
- Any information furnished to me by others is believed to be reliable, but I assume no responsibility for its accuracy.
- Possession of this report, or a copy thereof, does not carry with it the right to publication, nor may it be used for any purpose, by any but the applicant, without the previous written consent of the appraiser or the applicant and, in any event, only in its entirety.
- This appraisal does not require me to give testimony in court or attend on its behalf unless arrangements have been previously made therefore.
- The distribution of the total valuation in this report between land and improvements applied only under the existing programs of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- The value is reported in dollars on the basis of the currency prevailing at the date of this appraisal.
- I have no present or contemplated interest in the property appraised.
- My compensation for making this appraisal is in no manner contingent upon the value reported.
- That the appraiser assumes no responsibility for determining if the property lies within a flood hazard area and its consequences to the property. It is advised that a Topographic Survey be obtained and local officials be contacted.
- That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The appraisal of the Subject whole property considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property except the influence of the proposed project.
- The appraisal of the Remainder considered all factors willing knowledgeable buyers and sellers would consider in negotiating the purchase price of the property including the use to which the part taken is to be put and the effects of the condemnation but excluded the effects of all non-compensable elements.
- I have been provided ownership information for the subject property and a plat for the easements by the client. The size of the subject and easements are based on information provided by the client.
- I assume no changes to the property have occurred between the most recent date of inspection and the effective date of value.

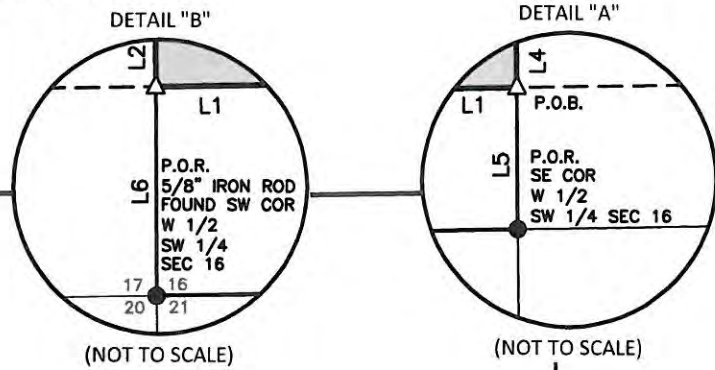
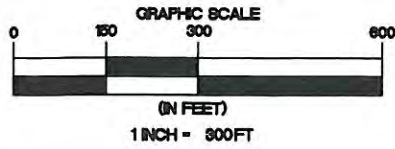
There are no other limiting conditions contained in this report other than the ones listed above

Addenda

Addenda

Right of Way Survey Exhibit

EXHIBIT "A"



OWNER NAME
Cause No. 2015-X-XX
Parcel ILRP_AD_XXXX

PROPOSED 150'
WIDE EASEMENT
5.000 ACRES
(217,800 SF)

N 2150th Ave

P.O.B.
SEE DETAIL "A"
GRID COORDINATES
N:1086865.41
E:2312184.49

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°06'38"W	1330.94'
L2	N00°26'37"W	150.00'
L3	N89°06'38"E	1330.79'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	S00°30'03"E	150.00'
L5	S00°30'03"E	19.58'
L6	S00°26'37"E	21.62'

LEGEND

C.R.M.C.I. COURT RECORDS
MORGAN COUNTY, ILLINOIS
D.R.M.C.I. DEED RECORDS
MORGAN COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
● 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
△ CALCULATED POINT

2 1
11 12

TYPICAL SECTION CORNER

--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT

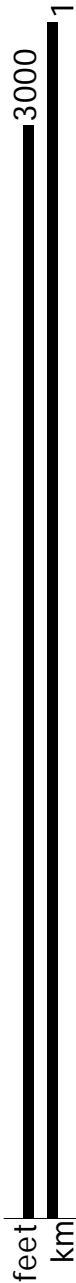
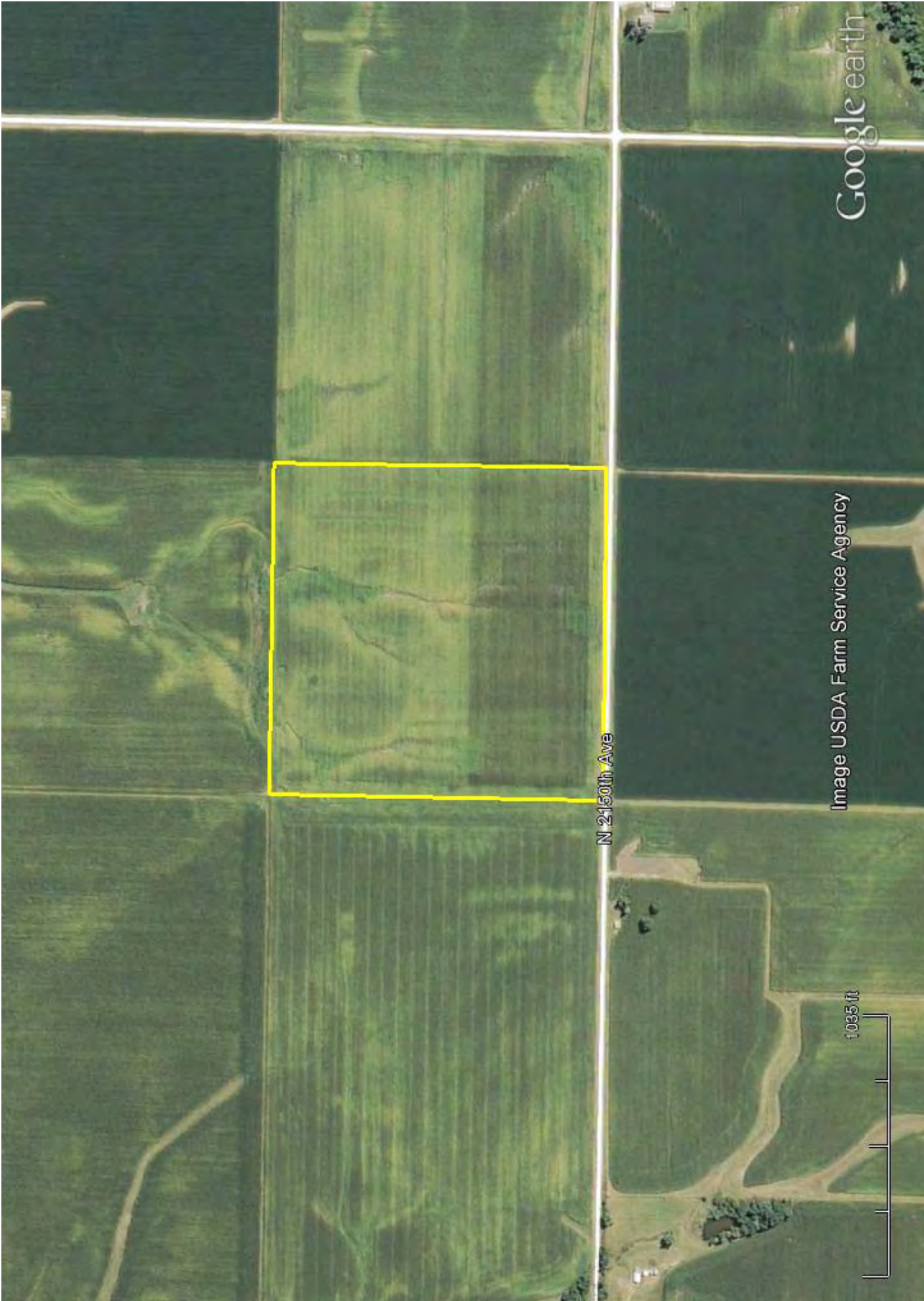
NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

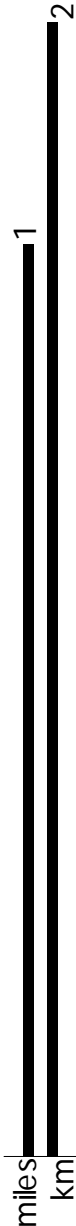
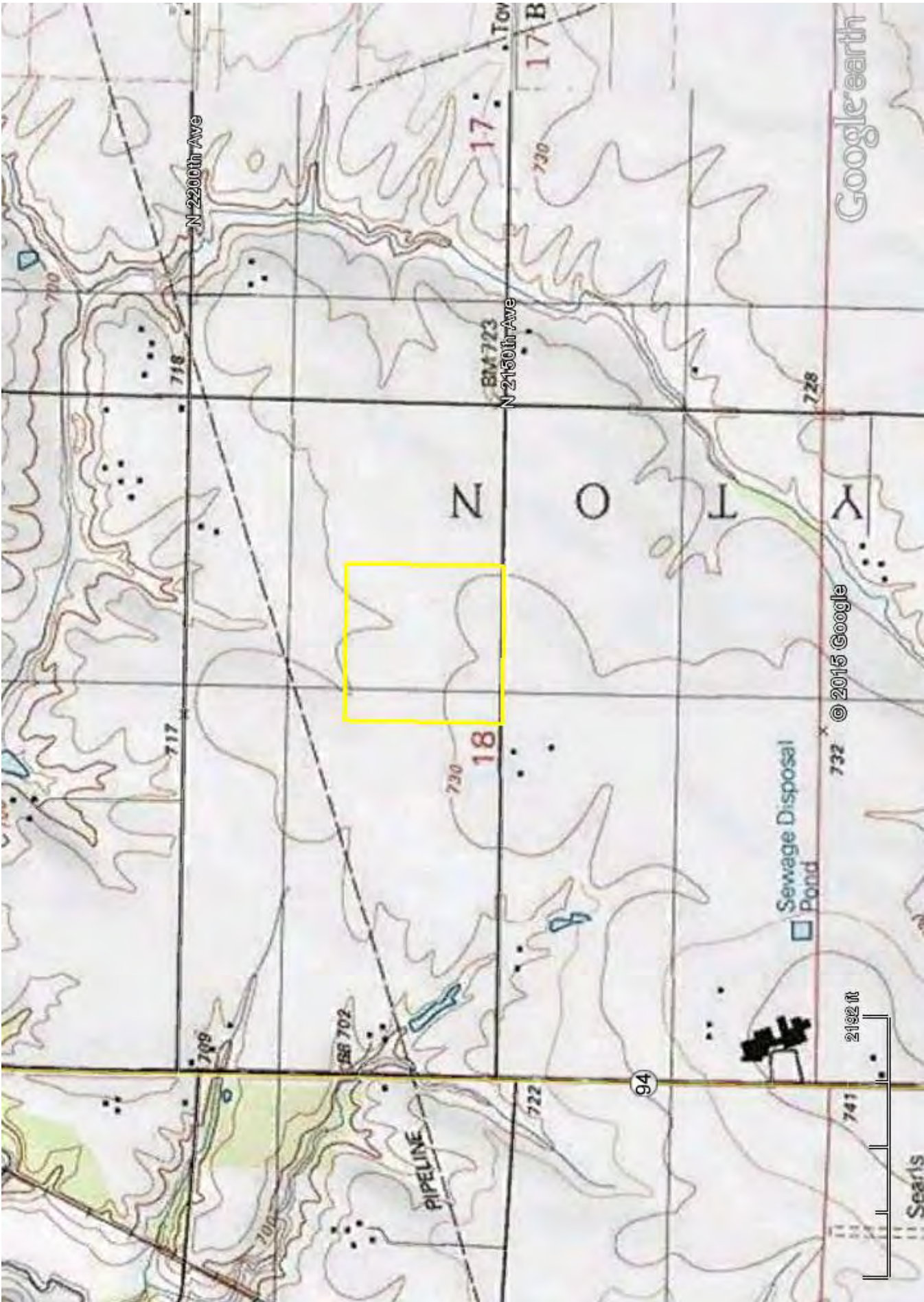


150' TRANSMISSION
LINE EASEMENT

Aerial Photograph

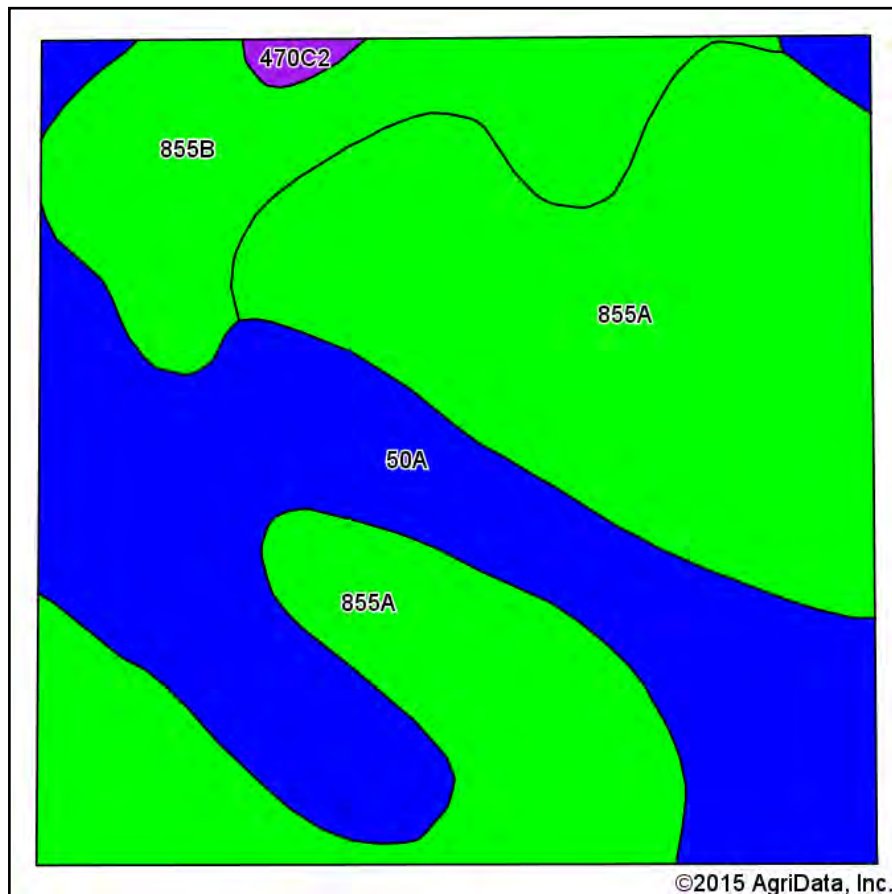


Topographic Map

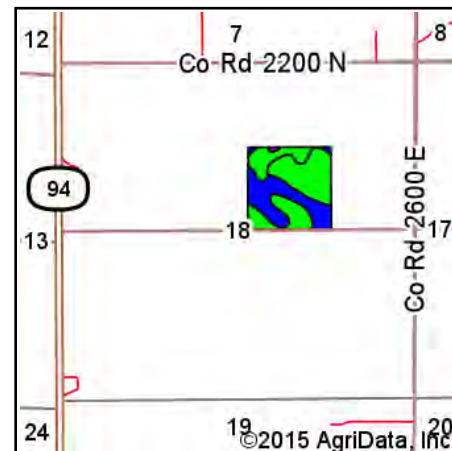


Soil Map

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Adams**
 Location: **18-1N-5W**
 Township: **Clayton**
 Acres: **40**
 Date: **7/16/2015**

Maps Provided By:



Area Symbol: IL001, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
855A	Timewell and Ipava soils, 0 to 2 percent slopes	20.44	51.1%		FAV	188	61	75	98	0	0.00	6.78	139
50A	Virden silty clay loam, 0 to 2 percent slopes	13.49	33.7%		FAV	182	59	71	93	0	0.00	5.27	135
**855B	Timewell and Ipava soils, 2 to 5 percent slopes	5.84	14.6%		FAV	**186	**60	**74	**97	0	0.00	**6.71	**138
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	0.23	0.6%		UNF	**137	**46	**55	**59	0	0.00	**4.18	**103
Weighted Average						185.4	60.1	73.4	95.9	-	0.00	6.25	137.3

Area Symbol: IL001, Soil Area Version: 11

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

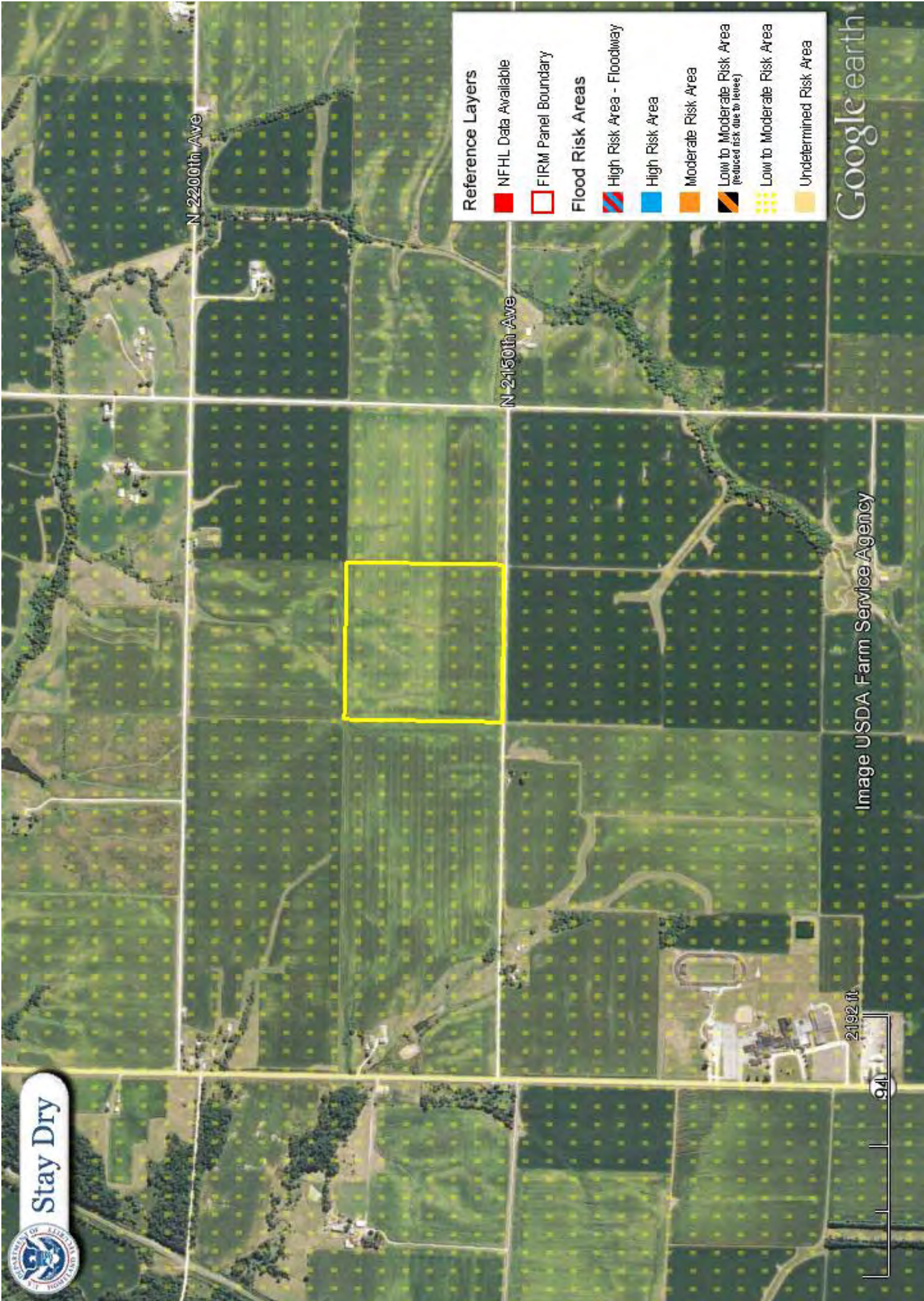
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

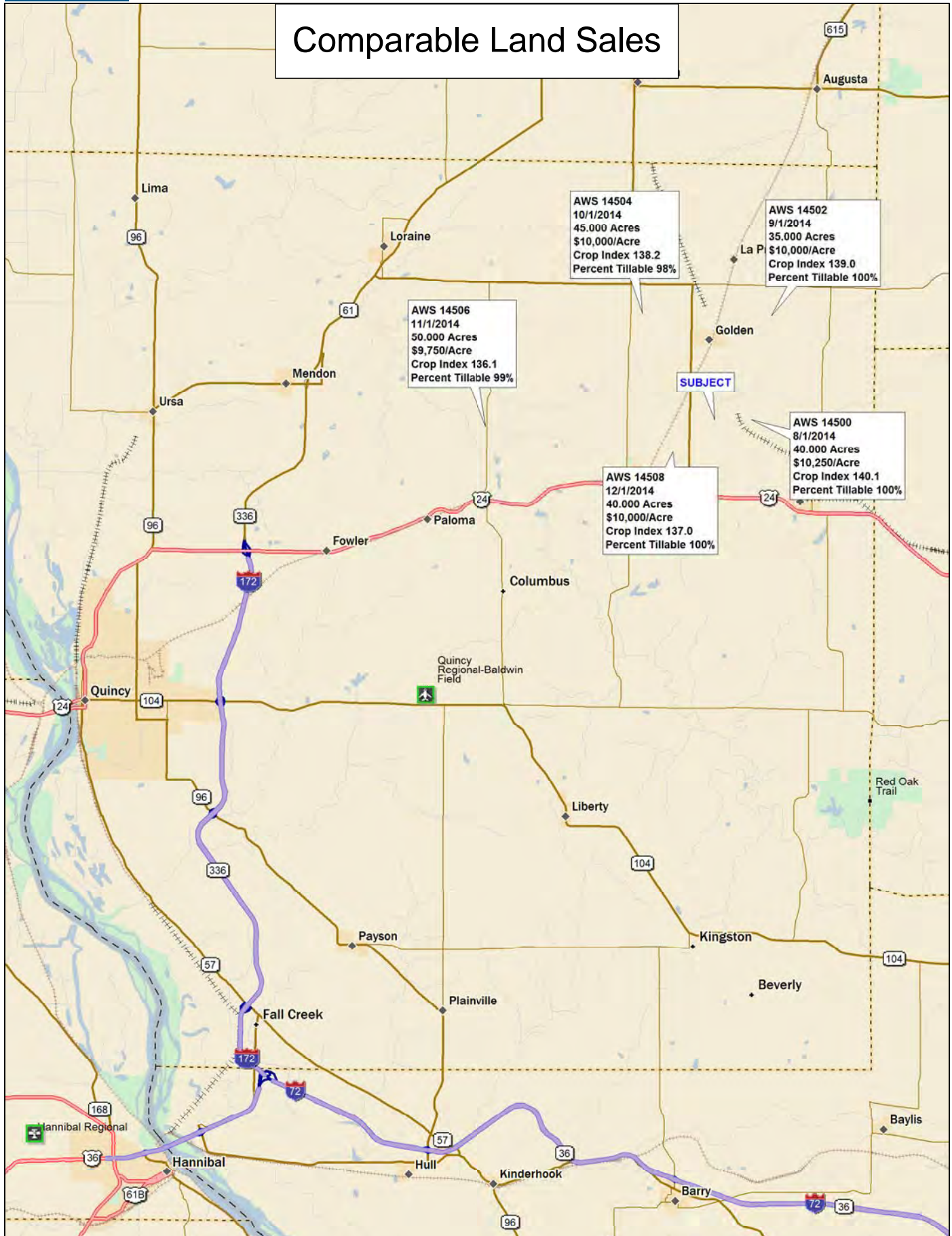
Addenda

Flood Map



Comparable Land Sales Map

Comparable Land Sales



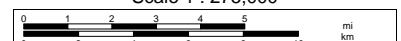
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Scale 1 : 275,000



$$1'' = 4.34 \text{ mi}$$

Data Zoom 9-5